

TO LET: Office

Clifton Road, Deddington OX15 0TP



Rent: £7,500 plus VAT per annum

June 2020

Subject to Contract

Viewing via agents: **BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

email: reception@centre-p.co.uk, www.centre-p.co.uk

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Accommodation: We have been instructed by the freeholder to offer this property on a new lease. Located on a long established industrial site on the edge of Deddington, approximately five miles south of Banbury, this site is the home of many local companies and is well secured. The property has two offices, the first measuring 10' x 20' and the second 12' x 14', as well as a kitchen measuring 10' x 10' and washroom facilities.

Tenure: These premises are being offered on a new lease at an initial rent of £7,500 per annum plus VAT, with the tenants being responsible for maintaining the interior decoration of the property. This lease is to be taken outside the Landlord and Tenant Act 1954 and therefore the tenant will have no *automatic* right to renew at the end of the lease term.

Service Charge: The incoming tenant will be responsible for the payment of an annual service charge, this to be set at 5% of the passing rent.

Insurance: The landlords will insure the premises but the incoming tenants will be required to reimburse the landlords the annual insurance premium which is expected to be in the region of £150 plus VAT for the financial year 2020 / 2021.

Administration Fee: An incoming tenant will be expected to contribute £250 plus VAT towards the preparation of a lease agreement.

Rates: As this property will be rated with a rateable value below £12,000, if this is an incoming tenant's only commercial premises, no rates will be payable under the government's Small Business Rates Relief scheme. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf *Subject to Contract*

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